



36, Dunkerley Court

Birds Hill, Letchworth Garden City,
Hertfordshire, SG6 1FE

£1,200 pcm

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properties

Tenancy fees do not apply unless you are a registered company. We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks 1 month's rent (less holding deposit) and a damages deposit equivalent to 5 weeks agreed rent is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Modern two bedroom second floor apartment in sought after location within easy reach of the town centre and mainline railway station. Open plan living area with modern fitted kitchen and appliances. Lounge area with french doors overlooking the communal gardens. Master bedroom with built in wardrobe and ensuite. Good size second bedroom with built in wardrobe. Larger than average modern bathroom suite. Security entry phone system, lift and secure underground parking. Advertised rent includes water bills. Unfurnished and available February

Ground Floor

Communal Entranace

Via security entrance gate from Birds Hill with intercom. Further communal lobby area with post boxes, lift access and stairs to all floors.

Second Floor

Entrance Hallway

Wooden door with spy hole to front. Laminate wooden flooring. Large linen cupboard housing hot water tank. Smoke alarm. Electric heater. Doors to:

Kitchen

8' x 7' (2.44m x 2.13m)

Modern range of fitted base and eye level units with contrasting work surfaces over. Tiled splash back areas. One and half bowl stainless steel sink unit with mixer tap and drainer. Appliances include electric oven and hob with stainless steel extractor hood over. Integrated washing machine and free standing fridge freezer. Laminate flooring. Smoke alarm. Spotlight rack. Open plan with:

Living Room

10' 9" x 10' 2" (3.28m x 3.10m)

Laminate wooden flooring. French door and window overlooking central communal gardens. Satellite TV and telephone points. Handy wall mounted 'fold-down' table. Smoke alarm. Electric heater. Intercom phone receiver.

Bedroom One

16' 3" x 8' 9" (4.95m x 2.67m)

Window to front aspect. Built in wardrobe. Telephone point. Smoke alarm. Electric heater. Door to:



En-suite

Low level wc and pedestal wash hand basin. Fully tiled shower cubicle. Small wall mounted heater. Shaver point. Extractor fan. Small mirror front bathroom cabinet.

Bedroom Two

10' 2" x 12' 5" (3.10m x 3.78m) narrowing to 8' 9" (2.67m)

Window to rear aspect. Wall mounted heater. Smoke alarm. Built in wardrobe.

Bathroom

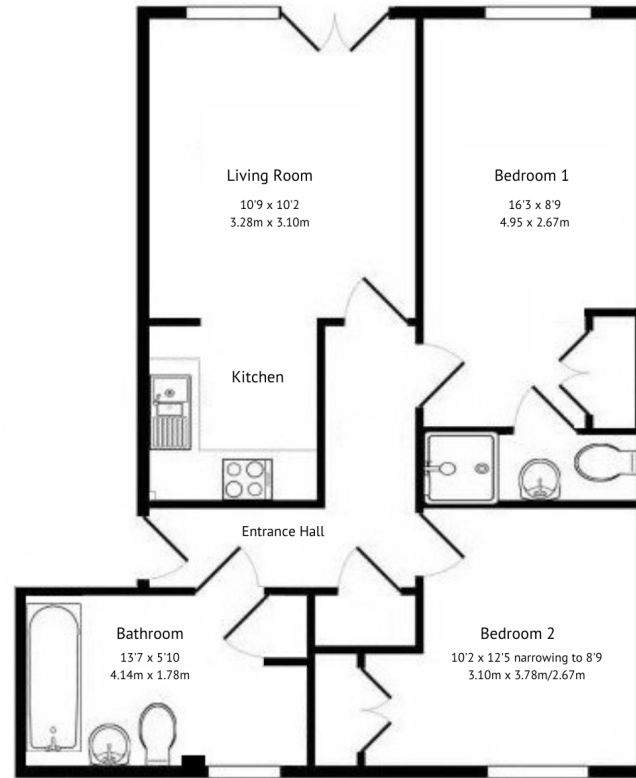
13' 7" x 5' 10" (4.14m x 1.78m)

Larger than average with a three piece white suite comprising panel bath with mixer tap and shower attachment. Pedestal wash hand basin, and low level wc. Tiling to splash back areas. Shaver point and extractor fan. Wall mounted heater. Frosted window to rear. Handy storage cupboard.

Communal areas

Central communal gardens with bin chute. Secure access to underground car park with one allocated parking space #28. Refuse cupboard. Bike storage racks. Some visitor parking spaces.





Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	83	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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